

## Department of Permitting and Inspections

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## MEMORANDUM

**To:** The Design Advisory Board  
**From:** Ryan Morrison, Associate Planner  
**RE:** ZP-21-640; 483 Manhattan Drive  
**Date:** September 28, 2021

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**File:** ZP-21-640  
**Location:** 483 Manhattan Drive  
**Zone:** RM **Ward:** 2C  
**Parking District:** Shared Use  
**Date application accepted:** August 31, 2021  
**Applicant/ Owner:** Matt Brouillard / MBVT, Inc.  
**Request:** Demolish existing single family residence and construct a new duplex.

**Overview:** The applicant proposes to demolish an existing single family home at 483 Manhattan Drive, and replace it with a new, 3-story duplex. The existing home, ca. 1899, is not listed as a historic structure.

No previous zoning permits exist for the property.

### **Part 1: Land Division Design Standards**

No land division is proposed. Not applicable.

### **Part 2: Site Plan Design Standards**

#### **Sec. 6.2.2 Review Standards**

##### **(a) Protection of Important Natural Features:**

There are no important natural features at this location.

##### **(b) Topographical Alterations:**

There are no topographical alterations proposed. The property is flat.

##### **(c) Protection of Important Public Views:**

Not applicable. There are no important public views on and around the property.

##### **(d) Protection of Important Cultural Resources:**

Not applicable. The existing home is not listed as historic.

**(e) Supporting the Use of Renewable Energy Resources:**

No part of the application will preclude the use of wind, water, solar, geothermal or other renewable energy resource.

**(f) Brownfield Sites:**

Not applicable. The property is not listed as a Brownfield Site.

**(g) Provide for nature's events:**

*Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.*

The applicant has submitted an Erosion Prevention and Sediment Control plan and a stormwater plan to the Stormwater Program Manager for review and approval. Approval will be required before the zoning permit is released.

*Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.*

The shared front entry area will be entirely sheltered from the elements as it is tucked underneath the upper stories. Each unit's rear door accessing the decks will have approx. 1 ft of roof cover. Snow removal/storage is questionable and needs to be addressed.

**(h) Building Location and Orientation:**

Neighboring structures on this block of Manhattan Drive range between 1 and 3 stories, most with gable roofs. One 3-story building at the corner of Manhattan Drive and Intervale Avenue has hip roofing with dormers. Not every home here has clearly identifiable front entrances. The proposed duplex' front entrance isn't clearly identifiable either, with it being situated at the end of the driveway. Given this requirement, at least the westernmost unit should have its entrance at the front wall closest to the street. The floor plan shows a bedroom in this area. It should be noted that this unit identifies 5 bedrooms total, and while this number is technically allowable, the zoning ordinance restricts residents in any unit here to no more than 4 unrelated adults.

The proposed building will have a similar alignment to the street frontage with neighboring structures, as far as the front yard setback is concerned. In order to accommodate the 4-space parking requirement, and that the driveway be located to the side of the primary structure, the foremost area of the structure juts out in front of the main structural body to comply with front yard setbacks while accommodating the parking. The driveway here will be 18'x36'.

**(i) Vehicular Access:**

The proposal includes shifting/widening the curb cut along Manhattan Drive. The 18'x36' driveway will meet the 4 parking space requirement.

**(j) Pedestrian Access:**

The plan shows a narrow walkway between the sidewalk and the front entrance at the end of the driveway. This 2 ft wide (approx.) walkway will be of a different material (concrete) than the driveway (asphalt), thus making it discernible from the driveway. The Building Inspector enforces ADA accessibility, which kicks in at 2+ residential units. Given this, it is understood that the minimum width for ADA accessible walkways is 3 ft, meaning the walkway will likely have to be widened. Additionally, there may actually have to be a ramp, instead of steps, accessing the unit entrances.

**(k) Accessibility for the Handicapped:**

The building inspector has jurisdiction over ADA requirements. As mentioned in (j) above, the walkway may have to be widened, and the main entrance steps replaced with a ramp.

**(l) Parking and Circulation:**

The Share Parking District requires 2 parking spaces per unit within a duplex. The plan identifies 4 parking spaces within the 18'x36' driveway.

**(m) Landscaping and Fences**

The plans show no fencing or landscaping. At a minimum, landscaping will need to be installed at the front and sides of the new structure. The applicant should expect to prepare a landscaping plan prior to the upcoming Development Review Meeting.

**(n) Public Plazas and Open Space:**

There is no requirement within the ordinance to provide a public plaza. There will be, however, yard space in the backyard that can provide some outdoor enjoyment.

**(o) Outdoor Lighting:**

*Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.*

Recessed downlights are proposed in the ceiling above the ground level parking spaces and at the shared entrance, and wall mounted light fixtures are proposed next to the rear, ground level doors. The accompanying manufacturer's spec sheets indicate that these light fixtures comply with the lighting standards of Sec. 5.5.2 CDO.

**(p) Integrate infrastructure into the design:**

*Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.*

*Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.*

*Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.*

The plans do not indicate the location of trash/recycling bins, but it is assumed they will be kept in the basement and taken to the street on collection days. The plans also lack information on utility connections, meter locations and outdoor mechanical units and need to. Utility meters and other mechanical units will need to be located in manner so as not to be seen from the street. The plans will need to be updated to include this information.

### **Part 3: Architectural Design Standards**

#### **Sec. 6.3.2 Review Standards**

##### **(a) Relate development to its environment:**

###### ***1. Massing, Height and Scale:***

The mass of the proposed building will exceed that of the immediate neighboring structures. It should be noted that there is a 3-story residential building two lots to the east, at the corner of Manhattan Drive and Intervale Avenue. So while it will be a full story taller than it's immediate neighbors, it won't be out of character with the massing, height and scale of the neighborhood.

###### ***2. Roofs and Rooflines.***

Most structures along this section of Manhattan Drive have gabled roofs. The proposed structure will have a 'salt box' roof, which as viewed from the street will have a similar but slightly different gable appearance. Asphalt shingles will be used.

###### ***3. Building Openings***

Building openings are strategically placed in each bedroom along the front and rear facades. Due to the floor plan of each floor, centrally located building openings in the upper stories appear to be difficult to include due to the separating wall between the two units. The rear façade has a consistent window and door pattern. The side facades have less openings but are not sporadically placed.

##### **(b) Protection of Important Architectural Resources:**

Not applicable. The existing single family home is not a historic resource.

##### **(c) Protection of Important Public Views:**

Not applicable. There are no important public views on and around the property.

##### **(d) Provide an active and inviting street edge:**

*Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. ..This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade*

*articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional façade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street level are particularly important in order to facilitate the flow of pedestrian traffic.*

As noted above, the front entrance to the westernmost unit should be relocated to the front wall. While the proposed front entrance is tucked back at the end of the driveway, the foremost building section and recessed front wall offer a varying frontage. The driveway/parking location doesn't aid in creating an inviting street edge; however given the lot width, this represents one, if not the only, option to provide vehicular access while being able to develop the duplex. Symmetrical placement of windows in the upper stories, albeit with significant blank wall space between, offers some visual relief. The two planes of the front façade, and the separation between the two units, may warrant this blank wall area. Ideally, there should still be more features to break up this blank wall space.

**(e) Quality of materials:**

*All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.*

The proposal calls for vinyl board & batten siding and vinyl windows throughout. Doors will be wooden with lites. The elevation plans identify 'metal roof material' to wrap around the front and rear façade as trim and as a canopy. These materials are common in new construction and are durable.

**(f) Reduce energy utilization:**

All new construction is required to meet the Guidelines for Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

**(g) Make advertising features complementary to the site:**

Not applicable. No signs are proposed.

**(h) Integrate infrastructure into the building design:**

See Section 6.2.2 (p), above.

**(i) Make spaces secure and safe:**

*Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure*

*visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit.*

New construction shall conform to all building and life safety code as defined by the building inspector and the fire marshal.

**Items for the Board's consideration:**

1. The lack of a clearly identifiable main entrance on the front wall does not conform to the requirement of Sec. 6.2.2 (h). The applicant should consider putting a front entrance to the westernmost unit, at the foremost wall, to comply with this requirement. This will likely result in the need to alter the floor plan of the ground level.
2. If a separate entrance and walkway to the westernmost unit is not added to the plan, consider widening the walkway to the entrance located at the end of the driveway. Also, a ramp may be needed to comply with ADA requirements.
3. Consideration for snow storage/removal.
4. All exterior mechanical units and utility meters need to be added to the plans.
5. A landscaping plan will be required.